

**IN THE UNITED STATES BANKRUPTCY COURT
FOR THE EASTERN DISTRICT OF PENNSYLVANIA**

IN RE: Lisa Michelle Balthaser dba Fleur DeLisa
Solutions

Debtor(s)

PENNSYLVANIA HOUSING FINANCE AGENCY
Movant

vs.

Lisa Michelle Balthaser dba Fleur DeLisa Solutions
Debtor(s)

William C. Miller Esq.

Trustee

CHAPTER 13

NO. 19-16164 MDC

11 U.S.C. Sections 362 and 1301

ORDER

AND NOW, this 30th day of September, 2020 at Philadelphia, upon failure of Debtor(s) and the Trustee to file and Answer or otherwise plead, it is:

ORDERED THAT: The Motion for Relief from the Automatic Stay of all proceedings is granted and the Automatic Stay of all proceeding, as provided under Section 362 of the Bankruptcy Abuse Prevention and Consumer Protection Act of 2005 (The Code), 11 U.S.C. Section 362, is modified with respect to the subject premises located at 6337 Mershon Street, Philadelphia, PA 19149 ("Property), so as to allow Movant, its successors or assignees, to proceed with its rights and remedies under the terms of the subject Mortgage and pursue its in rem State Court remedies including, but not limited to, taking the Property to Sheriff's Sale, in addition to potentially pursuing other loss mitigation alternatives including, but not limited to, a loan modification, short sale or deed-in-lieu of foreclosure.



Magdeline D. Coleman
Chief U.S. Bankruptcy Judge.

Lisa Michelle Balthaser dba Fleur DeLisa Solutions
6337 Mershon Street
Philadelphia, PA 19149

Jeffery A. Fournier Esq.
2480-B Durham Road (VIA ECF)
Bristol, PA 19007

William C. Miller Esq.
P.O. Box 1229
Philadelphia, PA 19105

KML Law Group, P.C.
SUITE 5000 - BNY MELLON INDEPENDENCE CENTER
701 MARKET STREET
Philadelphia, PA 19106-1532